



A beautifully bright two bedroom apartment overlooking one of London's finest communal gardens.

Cleveland Square, London, W2

£1,050,000 Share of Freehold

savills

Well-presented • Mezzanine • Wonderfully bright • Stucco-fronted • Access to communal garden

#### About this property

An immaculately presented two double bedroom split level apartment in a grand stucco-fronted building. The apartment boasts generous proportions and triple aspect, flooding the space with natural light.

The accommodation comprises a wonderful large reception/open plan kitchen, with modern appliances and wooden flooring. This room also enjoys views over the stunning communal gardens of Cleveland Square. Up a few steps, the mezzanine can be found, offering ample space for a double bed or a home office if required, as well as plenty of storage space.

Further accommodation sits off the reception room where the two double bedrooms can be found. Both bedrooms are a good size and the principal bedroom benefits from having an en suite shower room. There is also a family bathroom serving the apartment.

The property further benefits from access into the beautiful manicured Cleveland Square garden below.

#### Local Information

Cleveland Square is superbly located for access to transport links and also Hyde Park. Paddington Station is approximately 0.4 miles away (Heathrow Express and London Underground services) and Lancaster Gate is approximately 0.5 miles from the apartment (Central line). Furthermore, the apartment is well served by an abundance of shops, restaurants and bars on Queensway and Westbourne Grove.

#### Tenure

Share of Freehold

#### Local Authority

City Of Westminster

#### Energy Performance

EPC Rating = D

#### Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Notting Hill Office.

Telephone: +44 (0) 207 727 5750.





## Cleveland Square, W2

Gross internal area (approx) 105.72 sq m / 1138 sq ft  
 (Including Mezzanine & Eaves Storage)

Mezzanine 16.35 sq m / 176 sq ft  
 Eaves Storage 7.25 sq m / 78 sq ft



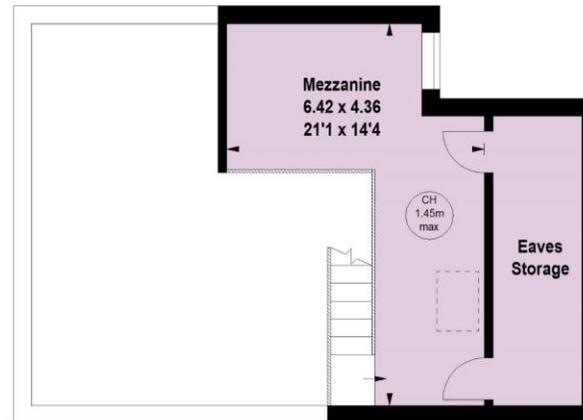
Key :  
 CH - Ceiling Height



Fourth Floor

For Identification Only. Not To Scale.

© Click London Limited



Mezzanine

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</b>	<b>70</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Please note that this property is owned by a Savills employee